

**MINUTES OF THE
WILLIAMSON COUNTY PLANNING COMMISSION
MEETING OF JANUARY 12, 2006**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Steve Lane
Robert Medaugh
Tom Murdic
Paul Pratt
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Heather Moore, Planner
Lisa Stewart, Planning Assistant
Sheila Myers, Planning Secretary
Lori John, Planning Secretary
Kristi Earwood, County Attorneys office

The Williamson County Regional Planning Commission met in regular session Thursday, January 12, 2006, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lackey, Lamb, and Mosley were unable to attend.

Vice-Chairman Medaugh called the meeting to order.

Mr. Horne made the following announcements:

- Introduction of new Planning Commissioner Susan Fisher.
- Introduction of Lori John, new employee in the Planning Department.
- Deferral requests:
 - December 2005 minutes;
 - Item # 8 (Amendments to the Williamson County Wastewater Regulations - Zoning Ordinance); and
 - Item # 9 (Amendments to the Williamson County Wastewater Regulations - Subdivision Regulations).
- Withdrawal from the agenda:
 - Item # 12 (St. Ignatius Orthodox Church).
- Workshops with Randall Arendt as part of the County Comprehensive Plan Update on January 26th, 2006, from 4:00 p.m. to 6:00 p.m. aimed at discussions with the consulting and development community; and from 6:30 p.m. to 8:30 p.m. oriented toward the general public.
- Updates on Commissioner Mosley and Commissioner Lackey's hospital visits.
- The death of Vonda Humphrey in the Codes Compliance Department.

CONSIDERATION OF MINUTES:

Vice-Chairman Medaugh asked for a motion to defer consideration of the minutes of the December 8, 2005, meeting for corrections to be made. A motion was made by Commissioner Cain to defer, and seconded by Commissioner Murdic. The motion passed unanimously, 9 - 0.

CONSENT AGENDA:

BONDS:

1. Addition to McLemore Farms, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$152,000
Recommendation: Extend in the current amount for six (6) months.
2. Ambergate Estates, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000
Recommendation: Extend in the current amount for six (6) months.
3. Laurelbrooke, Section 7 – Maintenance Bond for Roads, Drainage and Erosion Control - \$ 170,000
Recommendation: Extend in the current amount for six (6) months.
4. Laurelbrooke, Section 11-E - Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000
Recommendation: Extend in the current amount for six (6) months.
5. Laurelbrooke, Section 13 - Performance Bond for Roads, Drainage and Erosion Control - \$75,000
Recommendation: Extend in the current amount for six (6) months.
6. Stonebridge Park, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000
Recommendation: Extend in the current amount for six (6) months, with all deficiencies corrected within this time frame.
7. Stonebridge Park, Section 7 – Maintenance Bond for Roads, Drainage and Erosion Control - \$65,000
Recommendation: Extend in the current amount for six (6) months, with all deficiencies corrected within this time frame.

Commissioner Pratt made a motion to accept Staff's recommendation of the items on the Consent Agenda. Commissioner Murdic seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 8

Amendments to the Williamson County Wastewater Regulations - Zoning Ordinance (6-2005-011).

Mr. Horne stated that the Wastewater Authority did not have a quorum earlier this month. Accordingly, there was no opportunity to review these amendments. He suggested this item be deferred until the February, 2006, Planning Commission meeting.

Commissioner Lane made a motion, seconded by Commissioner Sanders, to defer this item. The motion passed unanimously.

ITEM 9

Amendments to the Williamson County Wastewater Regulations - Subdivision Regulations (6-2005-011).

Mr. Horne stated that these amendments were also not reviewed by the Wastewater Authority, and requested a deferral until the February, 2006, Planning Commission meeting.

Commissioner Murdic moved to defer this item until the February, 2006, meeting. Commissioner Crohan seconded the motion, which passed by unanimous vote.

SKETCH PLAN:

ITEM 10

Beechwood Plantation containing 38 lots on 473.70 acres located off Bailey Road in the 2nd voting district (1-2005-214).

Mr. Matteson reviewed the background (see agenda report), noting that the Department of Sewage Disposal Management has given preliminary approval for this item.

Commissioner Walton referred to the private roads indicated on the plat and asked if they will be built up to County standards. Mr. Matteson stated that, in this case, these will be private roads off of an easement; and will not be built to County standards.

Commissioner Walton asked if school buses will go on private roads to pick up any children that may live on them.

Mr. Horne pointed out that notes are required on the plat that will be specific to the private maintenance agreement, and that the roads would have to be brought up to County standards should a request be made for the roads to be taken over by the County.

Joe Petrosky, the applicant, was present to address any questions.

Doug Hale stated that his firm is representing some of the property owners in a pending lawsuit and he was not aware this was on the agenda tonight. He wanted to make everyone aware that, since he is present for another item on the agenda, he is not taking any position on this item tonight.

Vice-Chairman Medaugh informed Mr. Hale that this sketch plan is not binding; and is for informational purposes.

Vice-Chairman Medaugh asked for clarification on the school buses running on private roads. Mr. Heflin commented that it is his understanding that they may run the buses on private roads if they have the ability to turn around; ultimately, that decision rests with the School System.

A vote is not required on this item.

NON-RESIDENTIAL SITE PLANS:

ITEM 11

Site Plan review for an Addition to Grace Chapel Church on 42.27 acres located at 3279 Southall Road in the 2nd voting district (5-2005-050).

Ms. Moore reviewed the background (see agenda report), referencing the letter dated January 10, 2006, from Sewage Disposal Management regarding the need to move the parking area for the appropriate separation from their septic area. Staff recommends approval with the following stipulations:

1. Recording of a minor subdivision plat to combine the two parcels prior to issuance of a Land Disturbance Permit;
2. Posting of a landscaping bond in the amount of \$203,000;
3. Execution of an Affidavit of Compliance ensuring the following:
 - a. That an engineer licensed in the State of Tennessee certify upon completion that construction has occurred per the approved plan;
 - b. That any proposed signage be approved by the Codes Compliance office; and
 - c. Adherence to all requirements imposed by the Highway Department related to the second driveway; and
4. Stipulations outlined in the Department of Sewage Disposal Management's memorandum dated 1/10/06 must be met.

Mr. Fathi, the applicant with Civil and Environmental Engineering, was present to address any questions.

Commissioner Pratt questioned if the site distance has been checked for the proposed second driveway, requiring a "right out only". Mr. Heflin stated that Mr. Fathi submitted numbers on the site distance, certifying that it meets the required site distance. Ms. Moore added that the County Highway Department has reviewed the proposed driveway site and it is estimated that the site distance is approximately 400 feet.

Commissioner Murdic made a motion to accept and approve Staff's recommendation with the noted stipulations. Commissioner Sanders seconded the motion, which passed unanimously.

ITEM 12 - WITHDRAWN

Revised Site Plan review for St. Ignatius Orthodox Church on 22.29 acres located at 4671 Peytonsville Road in the 3rd voting district (5-2005-040).

PRELIMINARY PLAT:

ITEM 13

Guffee Farm, Phase 1, containing 99 lots on 187.47 acres located off Eudailey Covington Road in the 3rd voting district (1-2005-316).

Mr. Matteson reviewed the background (see agenda report), recommending approval with the following items to be addressed at subsequent stages:

1. Prior to final plat submittal, construction of the wastewater treatment and disposal system shall be completed and approved by TDEC, an operating permit must be issued by TDEC, and certification of construction in accordance with approved plans must be submitted;
2. Prior to final plat approval, all off-site roadway improvements must be constructed;
3. Prior to final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat;
4. Establishment of performance bonds for roads, drainage, and erosion control;
5. Establishment of performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of performance bond for the sewer treatment and collection system as well as the backup system;
7. Submission of final landscaping plans and establishment of appropriate performance bonds for landscaping;
8. Submittal to the County Engineer of Long-Term Stormwater Operation and Maintenance Plan and Agreement; and
9. Dedication of right-of-way along Eudailey-Covington Road as indicated on the Preliminary Plat.

Mr. Matteson referenced the letter provided to the Commission from Tebin Berrett, an adjoining property owner, dated January 11, 2006.

Mr. Hale was present on behalf of the applicant and stated that the applicant has been diligent and conscientious to comply with the requirements of the subdivision regulations, the Wastewater Authority, Highway Commission, and this Staff. They feel this project, located along the margin of SR-840 and the proximity of Arno Road, has made good use of this land. Mr. Hale noted that it has been designed to be sensitive to the existing rural community and has made significant efforts to improve the road to prevent flooding. He stated that they have worked with Commissioner Clyde Lynch and Mr. Tom Neill; answering every question posed and would request the approval of this body based on Staff's recommendations.

Dale Berrett, adjoining property owner of 6335 McDaniel Road, stated that they made a simple request for the addition of a stub into their property. He pointed out that his property is becoming increasingly isolated due to SR-840 on one side, the Harpeth River on another, the railroad, and now a subdivision. Mr. Berrett referenced the steepness indicated in the applicant's letter at the point of the requested stub; however, a review of the plat shows a minimum of a two (2) foot rise and does not consider that

excessive. He also questioned if the storage pond could have the potential to develop into an open sewage pit.

Vice-Chairman Medaugh noted that the stub was asked for at the applicant's last submittal and asked why it is not being provided. Mr. Matteson stated that, as a matter of course, it is part of a typical review to look for opportunities to provide connections to adjoining properties. However, given the severe topography, Staff felt like it was not appropriate in this particular instance.

Commissioner Lane addressed the sewage ponds, stating that the County regulations require a storage pond be included in these type wastewater disposal systems that will be used to hold the treated wastewater or disinfected effluent. This storage pond will generally be empty most of the time.

After further discussion, Commissioner Pratt made a motion to accept and approve Staff's recommendation. Commissioner Cain seconded the motion, which passed 8 - 0 - 1, with Vice-Chairman Medaugh abstaining.

FINAL PLATS:

ITEM 14

Pishon Large Lot Easement Subdivision to re-subdivide lot # 3 into 2 lots on 16.44 acres located on Pishon Trail in the 2nd voting district (1-2005-443).

Ms. Haines reviewed the background (see agenda report), noting that approval has been received from Sewage Disposal Management and they have signed the plat. Staff recommends approval of this request.

Commissioner Murdic moved to accept and approve Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 15

James W. Shelton Property, Third Lot on an Easement on 14.18 acres located off Arno Road in the 4th voting district (1-2005-442).

Ms. Haines reviewed the background (see agenda report), recommending approval.

Commissioner Lane made a motion, seconded by Commissioner Murdic, to accept and approve Staff's recommendation. The motion passed unanimously.

OTHER BUSINESS:

ITEM 16

Inter-Planning Review for Reunion, containing 143 lots on 61.41 acres located off Clovercroft Road (7-2005-010).

Mr. Matteson reviewed the background (see agenda report).

Commissioner Fisher referenced this being located in the Suburban Estate zoning district; however, the density is greater than one unit per acre. Mr. Matteson stated that to be correct, but since this development is in the process of being annexed by the City of Franklin, it will be re-zoned by the city and, presumably, this density will be allowed.

Commissioner Murdic stated that the City of Franklin should annex the remainder of the Clovercroft Road corridor. Commissioner Crohan agreed.

Commissioner Murdic made a motion that Staff's recommendation be presented to the City of Franklin to include annexing the remainder of the Clovercroft Road corridor. Commissioner Walton seconded the motion, which passed unanimously.

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There being no further business, the meeting was adjourned at approximately 8:00 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY PLANNING COMMISSION ON FEBRUARY 9TH, 2006.

CHAIRMAN JOHN LACKEY

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